





NYU 2031: A University Plans for its Future

NYU 2031: NYU in NYC is

- A long-term, city-wide vision to guide how the University grows over the next two decades.
- A plan that understands the mutual and reciprocal benefits of NYC and NYU (locational endowment for the NYU, talent attraction and economic benefits for NYC)
- A result of an intensive and inclusive process between the University, its community and its neighbors which included:
 - A multitude of open houses and meetings
 - Interaction with thousands of members of the public and numerous community groups
 - Gaining feedback and input which was incorporated in real time
- A new approach for NYU as it looks to its future physical growth in a more sensible, thoughtful and sensitive way



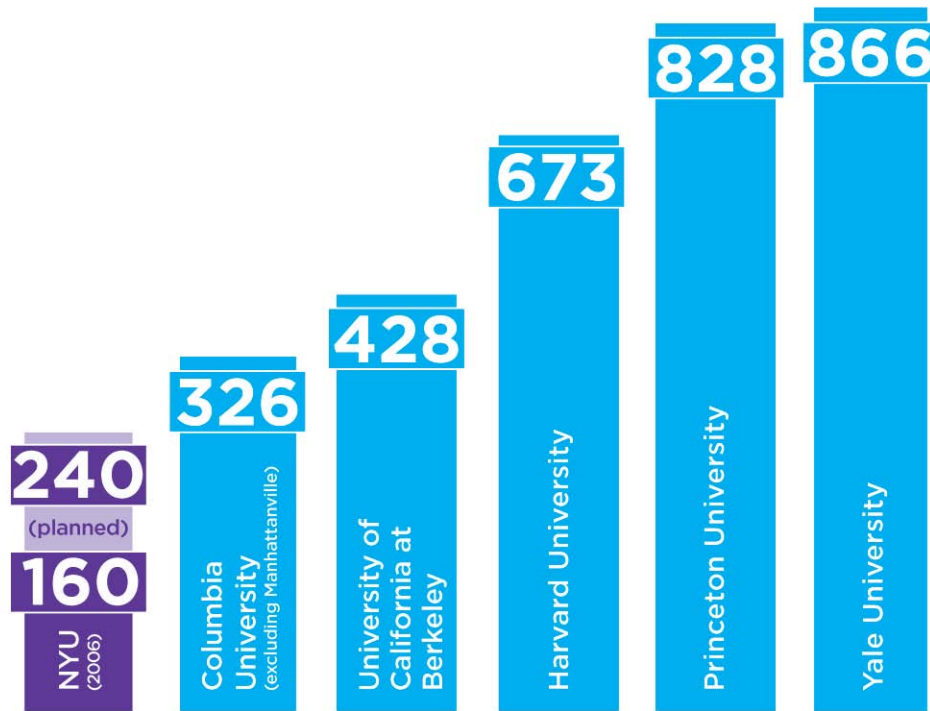
Projecting as much as 6 million square feet over 25 years

NYU 2031: NYU in NYC

- Is a pathway for how the six million should be distributed across the city
- Recognizes that not all of the University's needs can be accommodated in and around Greenwich Village
 - The plan calls for a combination of full utilization of our existing footprint, mixed with more thoughtful growth in the neighborhood
 - The plan calls for the University to take advantage of potential growth opportunities that are proximate to the existing Health Corridor and the emerging downtown Brooklyn (Poly) hub; and calls for a long-term view toward the potential of Governors Island
- Requires a new approach:
 - NYU must evaluate and prioritize uses that must be proximate to the Washington Square Campus – based on our needs, the spaces available in the “Core” and “Neighborhood” are not endless
 - NYU must recognize the limitations of a campus in Greenwich Village on some disciplines, such as the major sciences
 - The entire plan calls for a level of predictability and transparency that has never been a part of how NYU grows



NYU will always be lean compared to others; however, 2031 planning aims to ensure that NYU's academic capability is not undercut by its physical capacity



Academic Square Feet per Student



NYU 2031 Milestones

2006	NYU established the, first ever, Office of Strategic Assessment, Planning and Design
February 2007	Manhattan Borough President Stringer forms Community Task Force on NYU Development
May 2007	Outside Design Team Hired
June 2007 – April 2008	Planning Exercise and Community Open Houses
January 2008	Task Force Planning Principles Announced
April 2008	Design Team Recommendations to University
May 2008 – Present	NYU Review, Analyses and Decision Making



OPEN HOUSE 1: An Introduction of NYU and the Planning Team

June 28, 2007 and September 17, 2007

- Introduction of the consultants, design team and architects
- A first ever compilation and presentation of NYU information about its students, faculty and existing space
- First comprehensive maps demonstrating NYU's space by location and use
- The launch of a discussion about open space, general stewardship and sustainability
- Analyzing the current NYU transportation system
- Growth projections identified -- 6 million square feet over 25 years
- Introduction of "Thinking outside the square"





OPEN HOUSE 2: Identifying Options for Moving Forward

October 17, 2007


- Presentation of the programmatic components of 6 million square feet
- Detailed Analysis of constraints and opportunities of the area
 - Zoning and Land Use Restrictions
 - Historic Districts
 - Building Heights
 - Available FAR
 - Open Space
- Analysis of remote campuses at other schools and identification of potential areas in NYC to review
- Solicited input on NYU street character, which uses should go where



Wednesday, January 30, 2008

Manhattan Borough President and NYU President John Sexton Announce Agreement on Principles for Future NYU Development





THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

Planning Principles:

- ▶ Establish criteria for development within the existing NYU footprint in the University's campus core and the surrounding neighborhoods that would prioritize:
 - Identifying opportunities to decentralize facilities and actively pursuing these opportunities;
 - Contextual development that is sensitive to building heights, densities and materials;
 - Reuse before new development; and
 - Consider mixed use facilities that complement Manhattan's mixed neighborhoods, particularly in regard to ground floor uses.
- ▶ Identify solutions to maximize utilization of existing assets by consulting with the community on:
 - The types of facilities that can be decentralized from the Village campus core and surrounding neighborhoods and cultivating locations outside these areas;
 - Preferences for appropriate places for vertical additions
 - Encouraging programmatic and scheduling efficiencies; and
 - Opening new and re-envisioning existing recreational spaces to better serve both the student population as well as the community at large.
- ▶ Make thoughtful urban and architectural design a priority by:
 - Respecting the limitations of the urban environment, including the impact on New York City's infrastructure;
 - Improving the quality of open spaces; and
 - Actively soliciting, utilizing and implementing input from the community in the design process.
- ▶ Support community sustainability by:
 - Preserving existing diverse social and economic character through the support of community efforts to sustain affordable housing and local retail;
 - Exploring the utilization of ground floors of buildings for community-oriented uses such as local retail, gallery spaces for local artists, non-profit uses and other providers of community services; and
 - Generating a tenant relocation policy for legal, residential tenants, in the event that construction or conversion necessitates the relocation of tenants.
- ▶ Respect the community's existing quality of life including but not limited to:
 - Taking measures to mitigate effects of construction such as noise, dust, work hours, sound mitigation for mechanical equipment; and construction staging;
 - Resulting out early and often for community consultation related to major construction;
 - Creating a website for ongoing consultations; and
 - Committing to a community-oriented public process for reviewing NYU's proposed projects and developments.



OPEN HOUSE 3: Development Approaches and Concepts

January 30, 2008

- Introduction of Planning Principles
- Distribution of square footage scenarios
- Development ideas and concepts for the Core/Superblocks
- Public realm improvement concepts for the Core
- Site analyses for Downtown Brooklyn, the Health Corridor, Governors Island



POST - OPEN HOUSE #3

NYU Road Show

- 505 LaGuardia Tenants Association
- American Institute of Architects
- Bedford Barrow Commerce Block Association
- Bleecker Area Merchants and Residents Association
- Central Village Block Association
- Coalition to Save the East Village
- Community Board 2
- Community Board 3
- Greenwich Village Block Associations
- Greenwich Village Chelsea Chamber of Commerce
- New School
- Silver Towers Tenants Association
- The Caring Community
- The SoHo Alliance
- Washington Place Block Association
- Washington Square Association
- Washington Square Village Tenants Association



OPEN HOUSE 4: Planning and Growth Framework Provided to NYU

April 23, 2008

Recommendations included:

- Maximizing NYU's existing footprint by utilizing existing owned spaces including the Superblocks (provided design recommendations)
- Follow planning principles for neighborhood, be cautious of oversaturation and prioritize contextuality of use and design
- Principles for growth of new academic hubs and analysis of the Health Corridor, Downtown Brooklyn, Governors Island





NYU Analytical Work Since 2008

- Continued work with outside design team to work on Core analysis and site specifications (new landscape architect added - MVVA)
- Constructability analysis of Core site recommendations
- Legal analysis of Core site recommendations
- Hired architects and surveyors for 3 remote sites
- Combine the space planning projections of all schools
- Completed 10-year capital plan (space projects aligning with financial capacity)
- Tested and adjusted growth projections (i.e., more thoroughly analyzed projections call for more academic space and less housing)
- Created and launched construction website which required extensive communication networks to be in place
- Filtered plans through University's sustainability goals



Community Feedback, Generally

- To finally have a plan and one that is transparent and predictable
- To be more sensitive to oversaturation of Greenwich Village
- To look outside of the neighborhood
- To do a better job with the context (use and architecture) of new buildings
- To do a better job with open space and the public realm
- To open up our buildings better to the community
- To do more to connect with the community via community service and outreach projects
- Positive aspects of the University should be enhanced: safety, preservation and care for facilities, quality of life issues
- Plan should prioritize sustainability
- Plan should include a public school



NYU 2031: NYU in NYC



NYU 2031: A Citywide Approach



— Core

Recognize primacy of Washington Square Campus and focus on property already owned by NYU



— Neighborhood

Establish guidelines for appropriate site selection and building massing and design



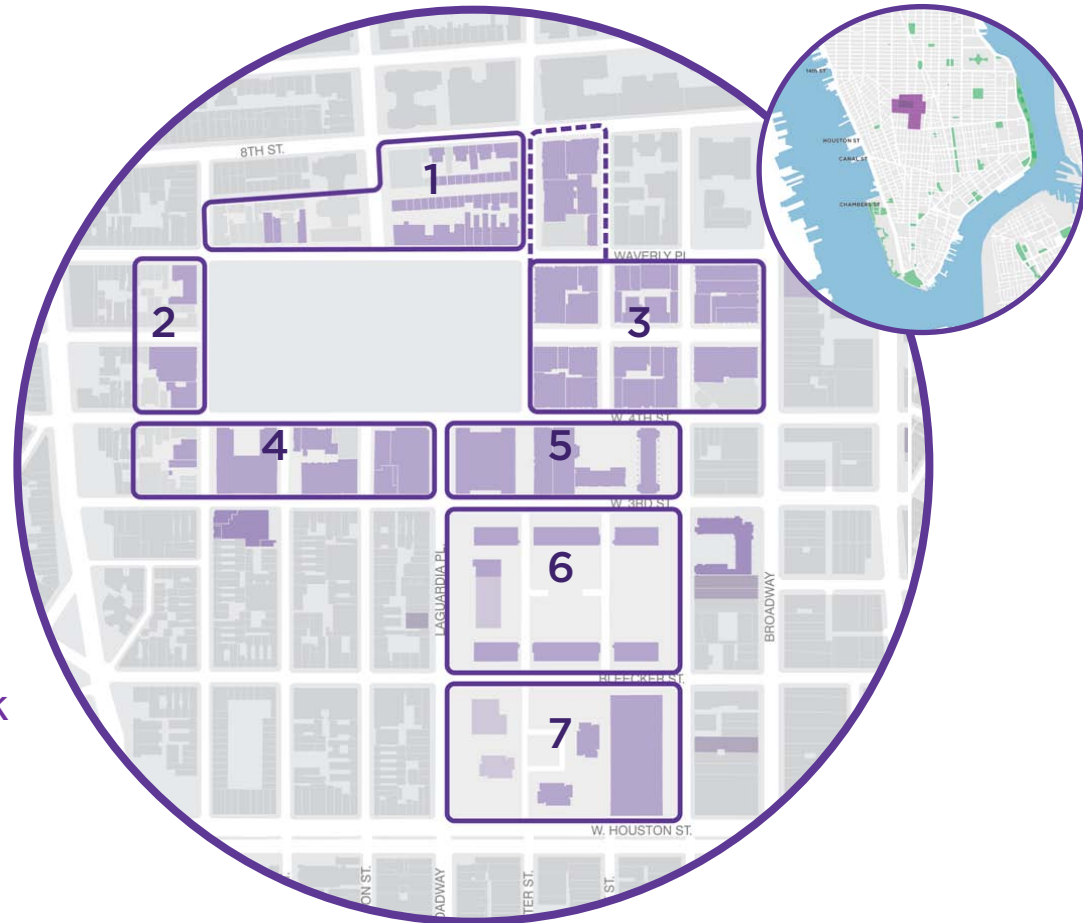
— Remote

Look at existing, emerging and aspirational sites to accommodate appropriate programmatic needs



The Core -- Analyzed in Discrete Districts

1. Washington Square North
2. Washington Square West
3. Washington Square East
4. Washington Square South
5. Academic Superblock
6. Washington Square Village Superblock
7. University Village Superblock





The Neighborhood - Analyzed relying on strategic guidelines

— Prioritize Existing Building Re-Use

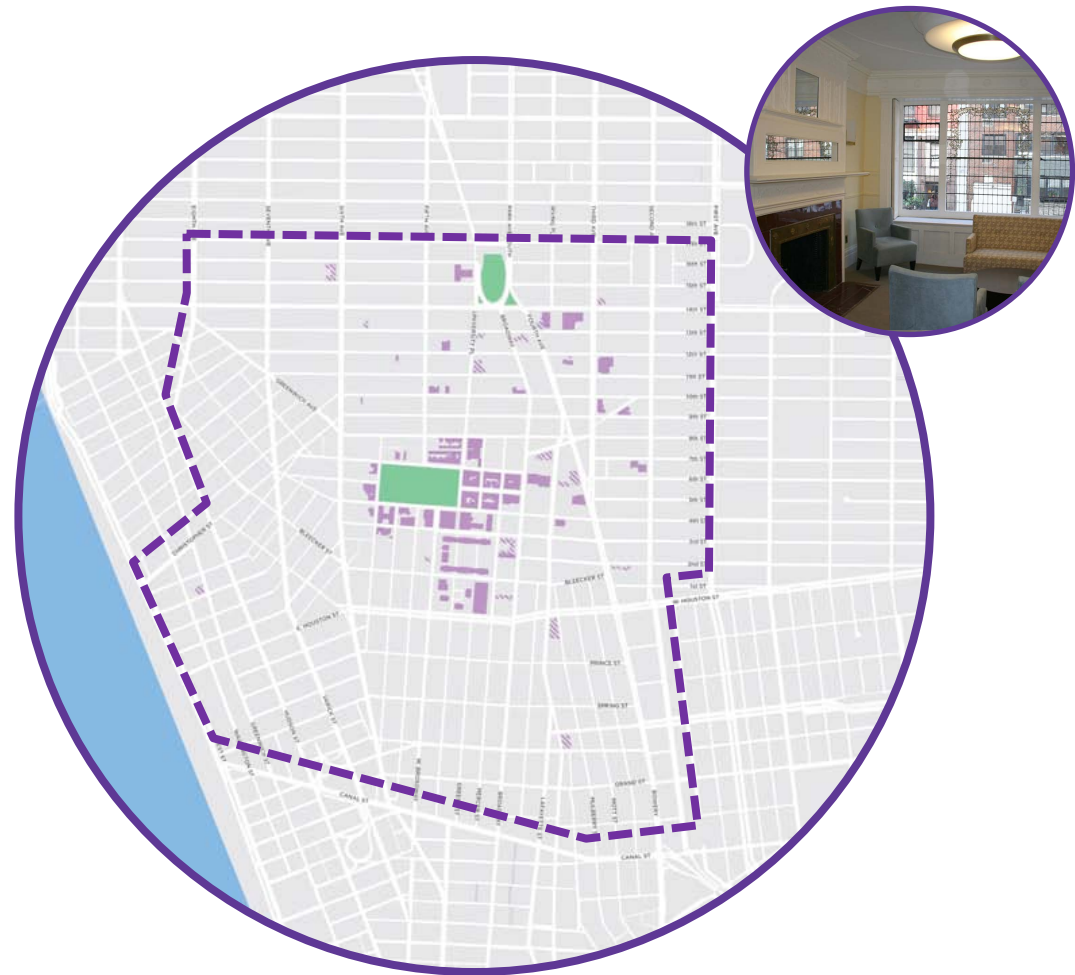
- Future acquisitions will consider existing buildings before new building sites
- University often repurposes existing buildings such as 730 Broadway

— Careful Site Selection

- Site selection will be more strategic and community minded
- Appropriateness of use and scale will be assessed
- Potential for over-concentration of uses will be evaluated

— Enhanced Building Design

- Building massing and design will be informed by context
- Strive for better urban design





Remote Sites –

Analyzed based on Academic Criteria

— Health Corridor

- Existing NYU presence
- Incremental growth potential
- Expansion and relocation of health related disciplines
- Growth of major science and research

— Downtown Brooklyn

- Emerging NYU presence with new affiliation with Polytechnic
- Incremental growth potential
- Science and engineering growth opportunities
- Potential hub for the arts, adult education other disciplines

— Governors Island

- Aspirational NYU presence
- Requires substantial presence (i.e., critical mass)
- A campus like setting that provides great flexibility
- Will require a mixed-use (academic, housing, student services, retail) environment





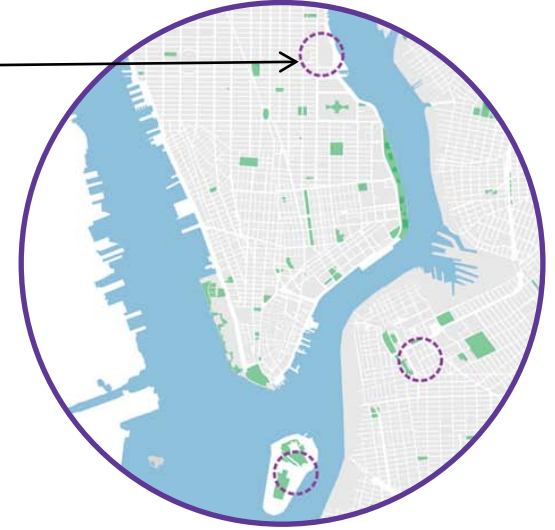
NYU 2031: Examples of the Planning in Action



Core

Nursing Projected Expansion →

← Steinhardt Projected Expansion



Remote

Tisch Projected Expansion



Neighborhood

NYU
2031

NYU in NYC